

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/25/2006
Grantor(s): MICHAEL SCHUSTEREIT, AND LEAH SCHUSTEREIT
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$220,000.00
Recording Information: Instrument 287288
Property County: Aransas
Property:

TRACT ONE: LOT ELEVEN (11) AND THIRTEEN (13) AND THE EAST FORTY FEET (E40') OF BOTH LOT TWELVE (12) AND LOT FOURTEEN (14), BLOCK NUMBER ONE (1), BENSON'S SUBDIVISION OF OUTLOT 3, DOUGHTY AND MATHIS DIVISION TO THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME V, PAGE 244, DEED RECORDS OF ARANSAS COUNTY, TEXAS. TRACT TWO: A TRACT ADJACENT TO LOT THIRTEEN (13), BLOCK ONE (1), BENSON'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13 IN THE WEST LINE OF CHURCH STREET; THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF LOT 13, 140 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, IN A NORTHERLY DIRECTION, PARALLEL TO CHURCH STREET, 25 FEET; THENCE, IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE LOT 13, 140 FEET TO THE WEST LINE OF CHURCH STREET; THENCE, IN A SOUTHERLY DIRECTION, 25 FEET TO THE PLACE OF BEGINNING.

Reported Address: 505 S CHURCH ST, ROCKPORT, TX 78382-2511

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20

Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 2015

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE COURTHOUSE in Aransas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Aransas County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

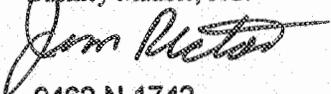
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



9462-N-1742

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POSTPKG

CAUSE NO. 15-0003

IN RE: ORDER FOR FORECLOSURE
CONCERNING
505 S CHURCH ST, ROCKPORT, TX
78382-2511
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-20

ARANSAS COUNTY, TEXAS

RESPONDENT(S):

LEAH SCHUSTEREIT, MICHAEL
SCHUSTEREIT

36 TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
 Leah Schustereit, whose last known address is
 203 Walden Drive, Portland, TX 78374
 Michael Schustereit, whose last known address is
 203 Walden Drive, Portland, TX 78374
 Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 505 S Church St, Rockport, TX 78382-2511 with the following legal description:

TRACT ONE: LOT ELEVEN (11) AND THIRTEEN (13) AND THE EAST FORTY FEET (E40') OF BOTH LOT TWELVE (12) AND LOT FOURTEEN (14), BLOCK NUMBER ONE (1), BENSON'S SUBDIVISION OF OUTLOT 3, DOUGHTY AND MATHIS DIVISION TO THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME V, PAGE 244, DEED RECORDS OF ARANSAS COUNTY, TEXAS. TRACT TWO: A TRACT ADJACENT TO LOT THIRTEEN (13), BLOCK ONE (1), BENSON'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13 IN THE WEST LINE OF CHURCH STREET; THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF LOT 13, 140 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, IN A NORTHERLY DIRECTION, PARALLEL TO CHURCH STREET, 25 FEET; THENCE, IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE LOT 13, 140 FEET TO THE WEST LINE OF CHURCH STREET; THENCE, IN A SOUTHERLY DIRECTION, 25 FEET TO THE PLACE OF BEGINNING.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 287288 and recorded in the real property records of Aransas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

